

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/45 Irving Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$985,000 & \$1,080,000

### Median sale price

Median price \$1,170,000 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2025 to 31/12/2025 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|   | Address of comparable property      | Price       | Date of sale |
|---|-------------------------------------|-------------|--------------|
| 1 | 1/18 Leonard St ASHWOOD 3147        | \$1,050,000 | 15/11/2025   |
| 2 | 2/43 Windsor Av MOUNT WAVERLEY 3149 | \$1,010,000 | 11/11/2025   |
| 3 | 1a Dickson St MOUNT WAVERLEY 3149   | \$1,090,000 | 06/11/2025   |

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/02/2026 16:19



3   1   2

**Property Type:** Unit  
**Land Size:** 341 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$985,000 - \$1,080,000  
**Median Unit Price**  
 Year ending December 2025: \$1,170,000

## Comparable Properties



**1/18 Leonard St ASHWOOD 3147 (REI)**

[Agent Comments](#)

3   1   2

**Price:** \$1,050,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Unit



**2/43 Windsor Av MOUNT WAVERLEY 3149 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$1,010,000  
**Method:** Private Sale  
**Date:** 11/11/2025  
**Property Type:** Unit  
**Land Size:** 269 sqm approx



**1a Dickson St MOUNT WAVERLEY 3149 (REI/VG)**

[Agent Comments](#)

3   2   1

**Price:** \$1,090,000  
**Method:** Private Sale  
**Date:** 06/11/2025  
**Property Type:** Unit  
**Land Size:** 263 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**